



3 Elaine Avenue Avalon Beach, NSW 5 3 4

**Please call to view anytime via private appointment**

A level walk to the sands of North Avalon Beach makes this an easy choice for those with families or weekend warriors wanting to throw a towel over their shoulder and pop down for a swim!

Rarely offered, opportunity knocks to own this substantial home on a level 688sqm block. As one of Avalon's most prized streets, 'The White House' at 3 Elaine Avenue boasts accessibility to schools, sporting grounds, city bus, Avalon Beach, Pittwater, local village shopping precincts, parks and the list goes on.

Feel enriched by the community around festive season living amongst one of the Northern Beaches most famous Christmas light streets. Enjoy typical Australian summers within walking distance to breathtaking Avalon Beach or cricket in the backyard.

**Price:** \$3,000,000  
**Council Rates:** \$615.40 p/q  
**Water Rates:** \$144.11 p/q



**Simone Sinclair**

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

3 Elaine Ave, Avalon Beach

